

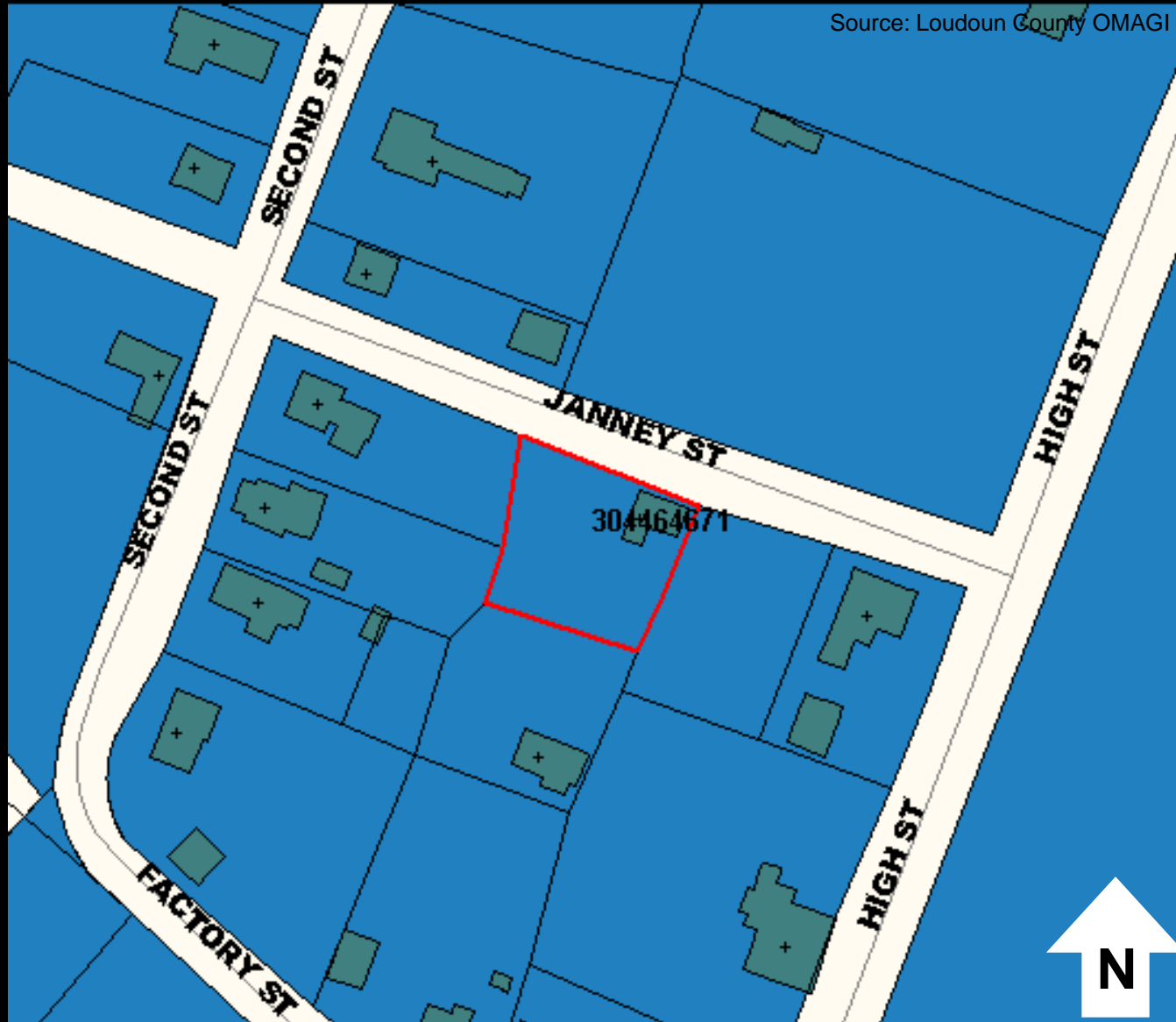
CAPP 2010-0002

Madison

New Residential Construction
(deferred from March 8, 2010)

Waterford Historic District

CAPP 2010-0002 | Madison Residence





CAPP 2010-0002 | Madison Residence

Timeline

2/16/10 – HDRC deferred application

- Directed applicant to submit revised plans with specific changes

2/25/10 – Staff received revised plans

3/08/10 – HDRC deferred application 2nd time

- Directed applicant to submit revised plans with specific changes

3/09/10 – Staff mailed & emailed deferral letter to applicant

3/19/10 – Staff received revised plans, detailed drawings & materials list not included

CAPP 2010-0002 | Madison Residence

DIRECTED CHANGES

- 1.) Submit a survey plat with proposed location based on VCOD and CR-2 setbacks and footprint meeting lot coverage requirements,

And revised elevations showing:

- 2.) The correct change in grade on all elevations, a clear depiction of how this change will be addressed, and removal of the pit and surrounding balustrade,
- 3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design,
- 4.) The correct rooflines at the intersection of the main block, west wing, and rear ell,
- 5.) Fenestration with a compatible rhythm of openings in specified elevations,
- 6.) Complete detailed drawings for architectural features and elements, and
- 7.) A complete materials list providing the dimensions, materials, type, and treatment for all proposed materials and details.

CAPP 2010-0002 | Madison Residence

Revisions that meet application requirements identified in the deferral letter:

- 1.) Proposed footprint meets lot coverage requirements
- 2.) Proposed setbacks meet VCOD & CR-2 requirements
- 3.) Pit and surrounding balustrade removed
- 4.) Rooflines corrected

Revised application was incomplete.

No detailed drawings of architectural elements and materials list submitted.

CAPP 2010-0002 | Madison Residence

PRINCIPLE ARCHITECTURAL ISSUES

Staff reviewed & will present on the following issues:

- 1.) Scale, massing, height
- 2.) Setbacks
- 3.) Grade change
- 4.) Fenestration

These issues should be resolved before evaluating architectural details

CAPP 2010-0002 | Madison Residence

MASSING, WIDTH, SCALE & HEIGHT



CAPP 2010-0002 | Madison Residence

MASSING, WIDTH, SCALE & HEIGHT



RIGHT ELEVATION

SCALE: 1/4" = 1'



24'

37'

15'



20.5'

40.3'

16.1'



43.5'



30.2'

32'



30.2'

CAPP 2010-0002 | Madison Residence

MASSING, WIDTH, AND SCALE

General Issues

- Proposed main block (43' 6" x 30') and overall width (59' 6") are larger than neighboring historic residences,
- Main block and overall width are larger than 5-bay historic houses in Waterford (main block approx. 40' or less wide by 20' deep),
- Main block is the same size as the neighboring non-historic house, which has a vertical orientation, brick main block and a standing seam metal roof
- Height inconsistently depicted on elevations

CAPP 2010-0002 | Madison Residence

MASSING, WIDTH, AND SCALE

To reduce perceived mass

- Decrease width of main block
- Brick main block to differentiate it from the side wing & rear ell, following the Dunne example & historic precedents
- Shutters should be used to reduce perceived mass & add human scale
- Use traditional building materials, such as standing seam metal roof and brick
- Maintain ~32' 3" height
- Maintain 8' front yard setback

CAPP 2010-0002 | Madison Residence

FRONT YARD SETBACKS

Preferred

- 5 feet 5 inches
- A similar front yard setback as the house that formerly stood on the lot

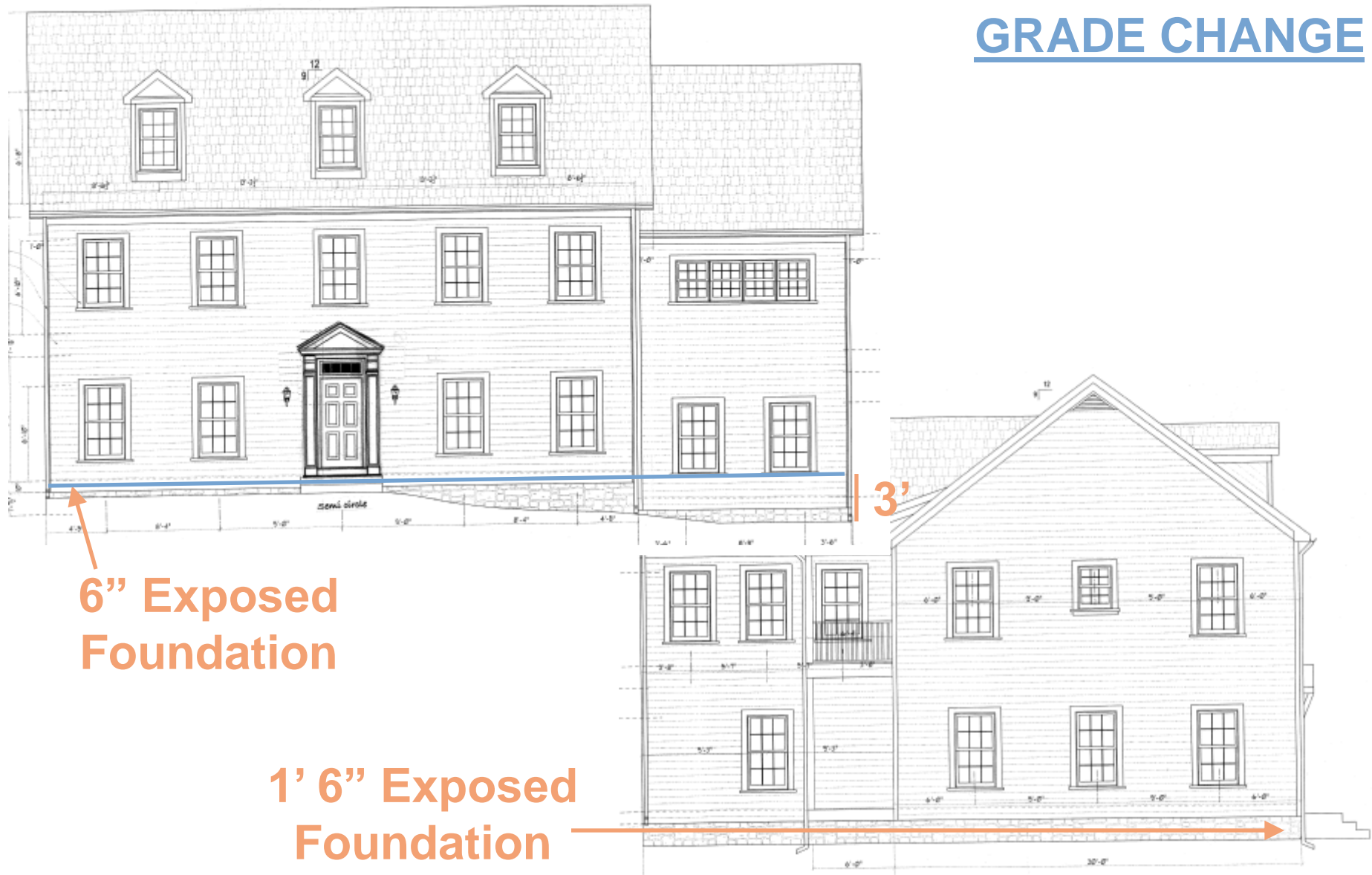
SIDE YARD SETBACKS

Preferred

- 3 feet
- The same side yard setback as the house that formerly stood on the property

CAPP 2010-0002 | Madison Residence

GRADE CHANGE



CAPP 2010-0002 | Madison Residence

RE-DESIGNED FENESTRATION

Incompatible
Fenestration



Compatible
Fenestration

RIGHT ELEVATION

SCALE: 1/4" = 1'

CAPP 2010-0002 | Madison Residence

ADDITIONAL ISSUES (Not a Complete List)

- Decreased dormer size, but unclear by how much due to elevation inconsistencies,
- Double hung porch should be attached to the rear ell to follow historic precedent for porch locations,
- No access to second story porch depicted,
- Fenestration in the second story of west wing, front elevation is not compatible with historic rhythm of openings,
- Window design in the rear of the main block does not follow precedent
- Mistakes must be corrected
- Detailed drawings & complete materials list must be submitted

CAPP 2010-0002 | Madison Residence

Recommendation

Staff recommends deferral of the application so that applicant may submit new plans that meet the Zoning Ordinance and the Waterford Guidelines for the HDRC's evaluation.

In order to meet the Waterford Guidelines, the new plans should continue to include:

- 1.) A plat with the revised proposed location based on VCOD and CR-2 setbacks and dimensions that meet the Zoning Ordinance lot coverage requirements,

And revised elevations showing:

- 2.) The correct change in grade and exposed foundation heights on all elevations, with a clear depiction (illustration or written) of how the applicant proposes to address this change, including any necessary retaining walls,
- 3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical, 5-bay, main block with a central entrance) and directional expression and on a similar lot size with similar setbacks,

CAPP 2010-0002 | Madison Residence

Recommendation cont.

- 4.) Redesigned fenestration with a compatible rhythm of openings in the front (north) and side (west) elevations of the west wing, attic windows in the gable peaks of the east elevation of the main block and the west elevation of the west wing, a door providing access to the rear two-story porch, and a compatible window type in the first story of the rear (south) elevation,
- 5.) Complete detailed drawings for the proposed rear one-story and two-story porch details, dormers, front door surround, stone front entry feature, rear entry steps (if necessary), roof-wall junction (cornice and rake), and any additional architectural features taking into account all recommendations made in the Staff Report. All details should relate to the formal, yet simple, design of the proposed house and follow traditional and historic precedents found in the Waterford Historic District,
- 6.) A complete materials list providing the dimensions, materials, type (relating to windows and doors), and treatment (e.g. painted) for all materials and details proposed for the residence, including but not limited to siding, roof, dormers, chimney, cornice, frieze, fascia, rake, doors, windows, porch elements, foundation, trim, corner boards, entry steps/stoops, and any additional architectural features or details.